

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR

SCOTT THOMAS – VICE CHAIR
NICHOLAS LABADIE
TYLER STRADLING

GREG HITCHENS
JUDAH NATIVIO
DIANNE von BORSTEL

March 9, 2010
City Council Chambers - Lower Level
57 East First Street

REVISED AGENDA

5:00 p.m. STUDY SESSION

- A. Discussion of items listed on Public Hearing Agenda
- B. Zoning Administrator:
 - 1. Zoning Code Update
 - 2. By-Laws

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE FEBRUARY 9, 2010 MEETING.
- B. CONSENT AGENDA: The Board may create a Consent Agenda based upon the Study Session discussion. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - 1. BA10-006 2723 North Power Road (Council District 5) – Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height allowed in the C-2 zoning district. (PLN2010-00002)

Staff Planner: Angelica Guevara

Staff recommendation: Continuance to the May 11, 2010 hearing

Board Decision: **Approved with conditions**

2. BA10-007 1047 South Blossom (Council District 6) – Requesting a Variance to allow an addition to encroach into the rear yard in the R1-7 zoning district. (PLN2010-00041)

Staff Planner: Tim Lillo

Staff recommendation: Approval with conditions

Board Decision: **Approved with conditions**

3. BA10-008 2021 East Covina Street (Council District 2) – Requesting a Variance to allow a fence to exceed the maximum allowed height in the front yard in the R1-9 zoning district. (PLN2010-00043)

Staff Planner: Lesley Davis

Staff recommendation: Denial

Board Decision: **Approved with conditions**

4. BA10-009 1042 North Higley Road (Council District 5) – Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height allowed in the C-2 zoning district. (PLN2010-00042)

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions

Board Decision: **Approved with conditions**

5. BA10-010 119 West 3rd Place (Council District 4) – Appeal of Zoning Administrator Hearing Officer decision regarding a Variance request to allow a garage addition to encroach into a required side yard in the TCR-1-HP zoning district. (PLN2009-00200) **Applicant requested a 30-day continuance.**

Board Decision: **Continued to the April 13, 2010 hearing**

Staff Planner: Wahid Alam

Staff recommendation: Continuance to the April 13, 2010 hearing

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.